



Gwendolen Road, Evington

£486,000

A three-storey SEMI-DETACHED home in Evington with four bedrooms, delightful DINING KITCHEN, through lounge, driveway and low-maintenance rear garden.



0116 274 5544





Porch

A double glazed porch which is entered via double glazed French doors and has tiled flooring a door to the:

Entrance Hall

With tiled flooring with underfloor heating, ceiling spotlights and stairs to the first-floor landing.

Through Lounge

25' 0" x 11' 1" (7.62m x 3.38m)

With a double-glazed bay window to the front elevation, tiled flooring with underfloor heating, TV point, French doors to the:

Extended Dining Kitchen

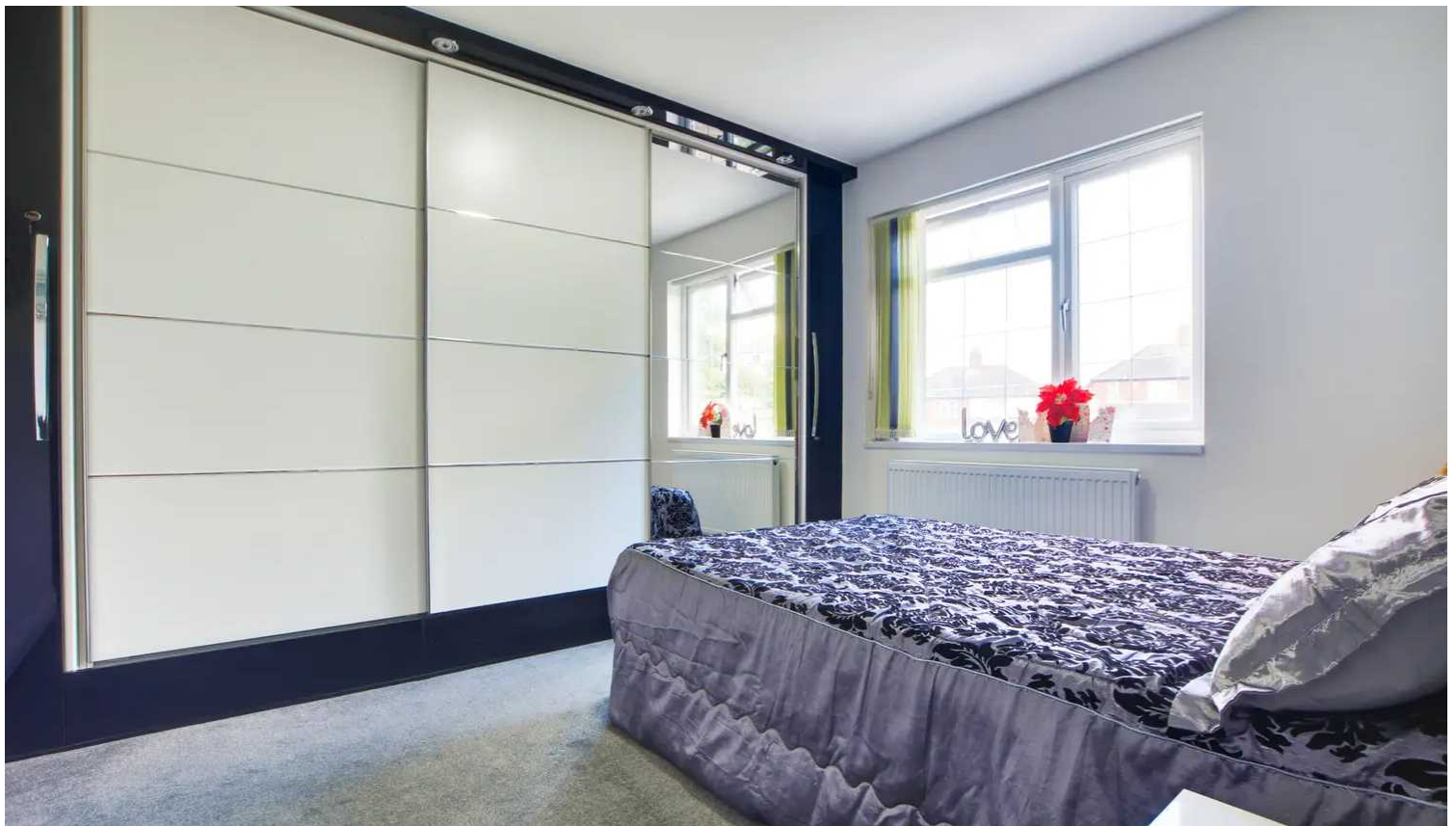
16' 10" x 13' 10" (5.13m x 4.22m)

(plus 8'10 x 6'4") With double-glazed French doors to the rear elevation, skylight-style roof windows, tiled flooring with underfloor heating, a sink and drainer unit with a range of wall and base units with work surfaces over, five ring gas hob, oven, extraction hood, glazing splash back, plumbing for a washing machine, space for a fridge freezer, ceiling spotlights and a door to the side passage way.

Downstairs WC

With WC and wash hand basin.

First Floor Landing



Bedroom One

11' 10" x 9' 0" (3.61m x 2.74m)

(measurements excluding the built-in wardrobes) With a double-glazed window to the rear elevation, built-in sliding door wardrobes and a radiator.

Bedroom Two

11' 0" x 7' 10" (3.35m x 2.39m)

(measurements excluding the built-in wardrobes) With a double-glazed window to the front elevation, built-in sliding door wardrobes and a radiator.

Bedroom Three

7' 10" x 7' 10" (2.39m x 2.39m)

With a double-glazed window to the front elevation and a radiator.

Family Bathroom

5' 6" x 6' 3" (1.68m x 1.91m)

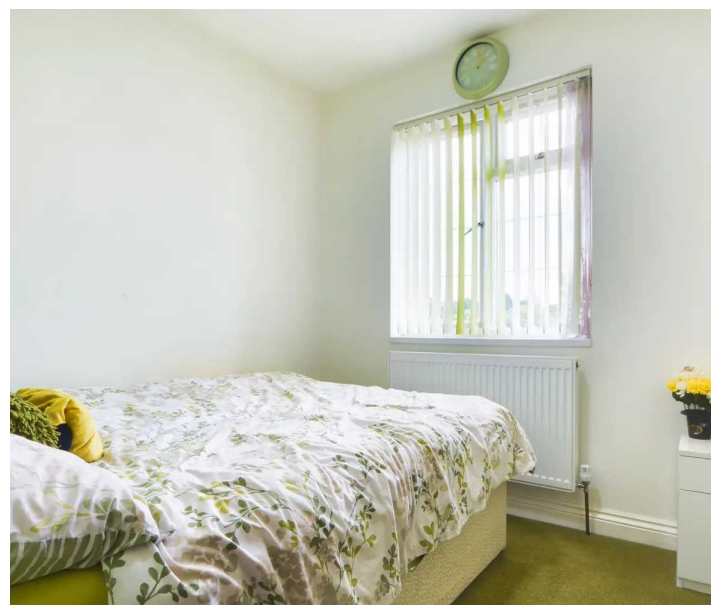
With a double-glazed window to the rear elevation, bath with shower over, shower screen, WC, wash hand basin with storage, tiled walls and radiator.

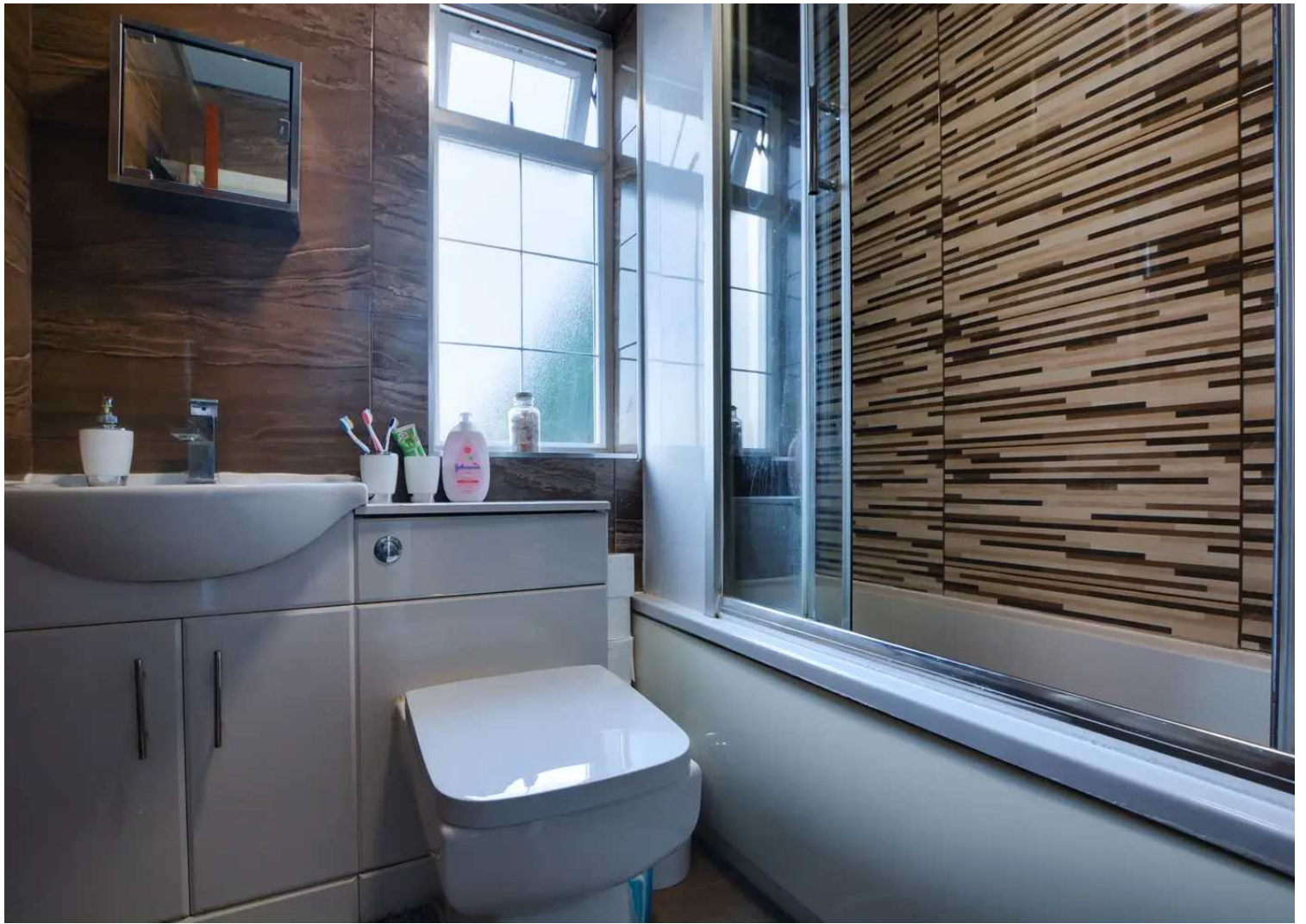
Second Floor Landing

Bedroom Four

17' 7" x 13' 4" (5.36m x 4.06m)

With skylight-style roof windows to the front elevation and a double-glazed window to the rear elevation and a radiator.









En-Suite

6' 7" x 4' 5" (2.01m x 1.35m)

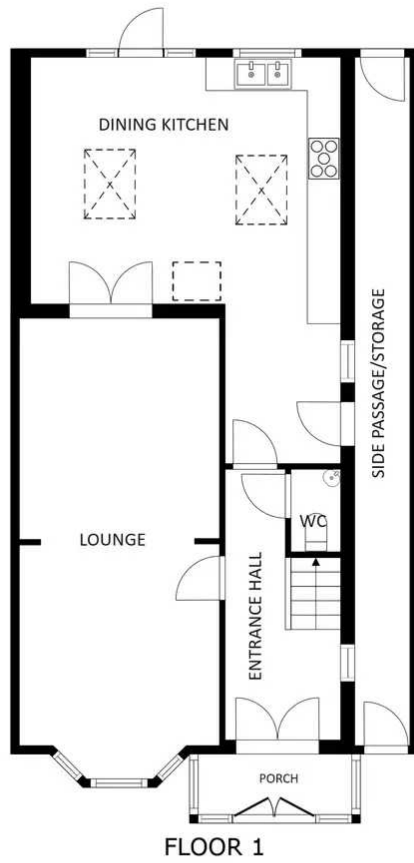
With a double-glazed window to the rear elevation, shower cubicle with shower screen, WC, wash hand basin with storage and a radiator.

Garden

A delightful rear garden with slabbed patio seating area, raised lawn, mature and established flower beds and well maintained borders.

Driveway

A block paved driveway.



FLOOR 1

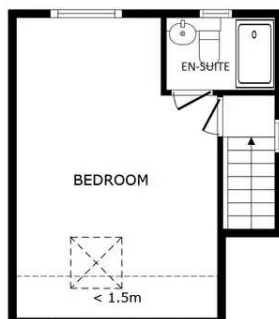
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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FLOOR 3

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The property is well located for everyday local amenities and services, including local public and private schooling with Madani Muslim Secondary School situated on Evington Valley Road, and Masjid Umar Mosque and Islamic Centre both within minutes' walk of the property. Everyday amenities can be found along Evington Road, Leicester City Centre and neighbouring Stonegate and Clarendon Park. Leicester University, Leicester Royal Infirmary and Leicester General Hospital are also easily accessible.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

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